136.0	0003	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	993,400	/	993,400
USE VALUE:	993,400	/	993,400
ASSESSED:	993,400	/	993,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIULINO PATRICIA URBAN/ TRUSTE
Owner 2:	PATRICIA URBAN GIULINO FAMILY
Owner 3:	TRUST
Street 1:	90 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIULINO PATRICIA U -
Owner 2:	-
Street 1:	90 KENSINGTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2386 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8210.000	390,500	3,200	599,700	993,400
Total Card	0.188	390,500	3,200	599,700	993,400
Total Parcel	0.188	390,500	3,200	599,700	993,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.43 /Parcel: 416.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

87319

GIS Ref

GIS Ref

Insp Date

11/10/17

!10552!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 136.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	390,500	3200	8,210.	599,700	993,400		Year end	12/23/2021
2021	101	FV	378,700	3200	8,210.	599,700	981,600		Year End Roll	12/10/2020
2020	101	FV	378,700	3200	8,210.	599,700	981,600	981,600	Year End Roll	12/18/2019
2019	101	FV	296,400	3200	8,210.	633,000	932,600	932,600	Year End Roll	1/3/2019
2018	101	FV	295,600	3200	8,210.	466,400	765,200	765,200	Year End Roll	12/20/2017
2017	101	FV	295,600	3200	8,210.	446,400	745,200	745,200	Year End Roll	1/3/2017
2016	101	FV	295,600	3200	8,210.	413,100	711,900	711,900	Year End	1/4/2016
2015	101	FV	278,900	3200	8,210.	346,500	628,600	628,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:55:01

LAST REV

Date	Time
06/03/20	10:49:27
mmcmakin	

USER DEFINED

Prior Id # 1:	87319
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10552

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIULINO PATRICI	74752-425	1	5/27/2020	Convenience	1	No	No		
	19909-354		6/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2017	1631	Redo Kit	44,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Inspected	PH	Patrick H
8/29/2017	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	345	PATRIOT
11/6/2000	Hearing N/C		
12/1/1999	Mailer Sent		
11/24/1999	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8210		Sq. Ft.	Site		0	90.	0.81	10									599,669						599,700	

Total AC/HA:	0.18848	Total SF/SM:	8210	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	599,669	Spl Credit		Total:	599,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	6 - Stucco	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN & CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09015930
Const Adj.:	1.00138497
Adj $ / SQ:	147.375
Other Features:	78337
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530629
Depreciation:	140086
Depreciated Total:	390543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

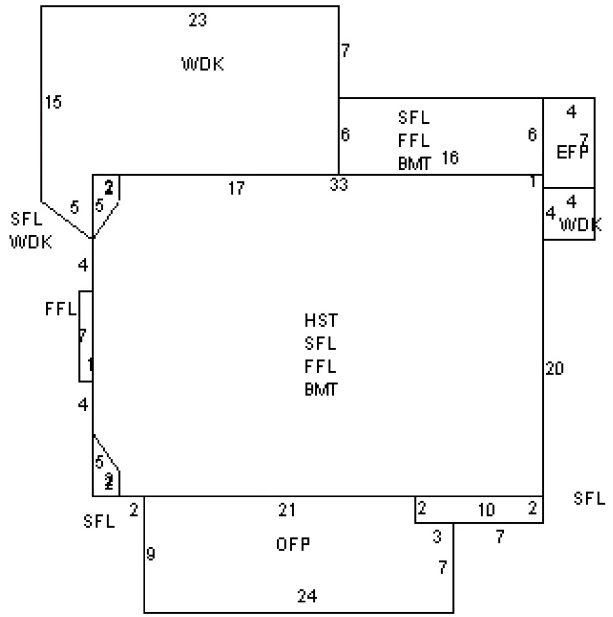
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.11
Special Features:	0	Val/Su Net:	99.69
Final Total:	390500	Val/Su SzAd	163.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	991	147.380	146,049
FFL	First Floor	964	147.380	142,070
BMT	Basement	957	44.210	42,311
HST	Half Story	431	147.380	63,445
WDK	Deck	336	8.990	3,020
OFP	Open Porch	210	24.390	5,122
EFP	Enclos Porch	28	72.700	2,036

	Net Sketched Area:	3,917	Total:	404,053	
Size Ad	2385.5	Gross Area	4347	FinArea	2386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 136.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	A	AV	1930	28.16	T	40	101			3,200			3,200

More:	N	Total Yard Items:	3,200	Total Special Featues:		Total:	3,200